

# Hidden Lane Landfill NPL Site Interim Action Proposed Plan Public Meeting

April 26, 2018



# Agenda

- **Introduction of the site team and guests**
- **Purpose of this meeting and ground rules**
- **Describe the Superfund Process**
- **Site History and Why Action is Necessary**
- **Review of alternatives evaluated**
- **Discussion of the Preferred Remedy**
- **Question and Comments**

# Purpose

- **Residences that are exposed or potentially exposed to TCE contaminated groundwater.**
- **Present EPA's Proposed Plan to extend public waterline into Broad Run Farms**
- **Request feedback, questions and comments from the public on EPA's proposed action**

# Superfund Process

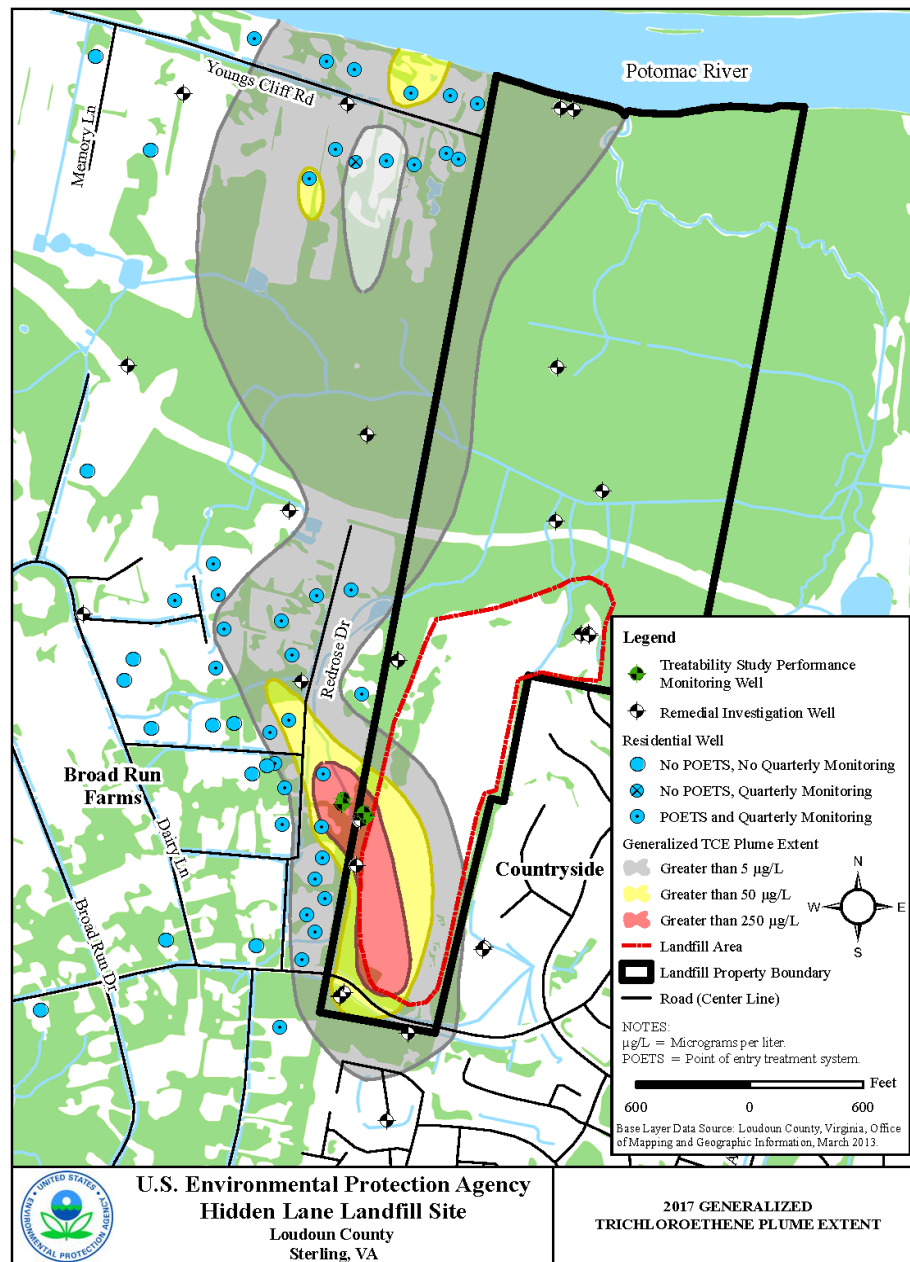
We are here



## What comes next:

1. Proposed Plan Released on April 19<sup>th</sup>
2. 60 Day Public comment Period lasts from April 19<sup>th</sup> to June 18<sup>th</sup>
3. Record of Decision (ROD) – 6 months
4. Design of Remedy – 1 year
5. Remedy construction 6-12 months

# Site History



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# Remedial Investigation Findings

- **Groundwater:** Contaminated by TCE and potential breakdown products
- **Landfill:** Appropriately capped with 2 ft. clay layer
- **Methane:** No detection since 2011, EPA stopped sampling for methane is 2017
- **Soil, Surface Water & Sediments:** No detection above EPA Human Health or Ecological Risk numbers

# Remedial Action Objective (RAO)

Prevent human exposure to Site-related groundwater contamination in private wells

**Alternative 1:** No Action

**Alternative 2:** Land Use Controls (LUCs) to Mitigate Exposure to Contaminants in Groundwater

**Alternative 3:** Continued Maintenance of Point-of-Entry Treatment Systems (POETS) w/ LUCs

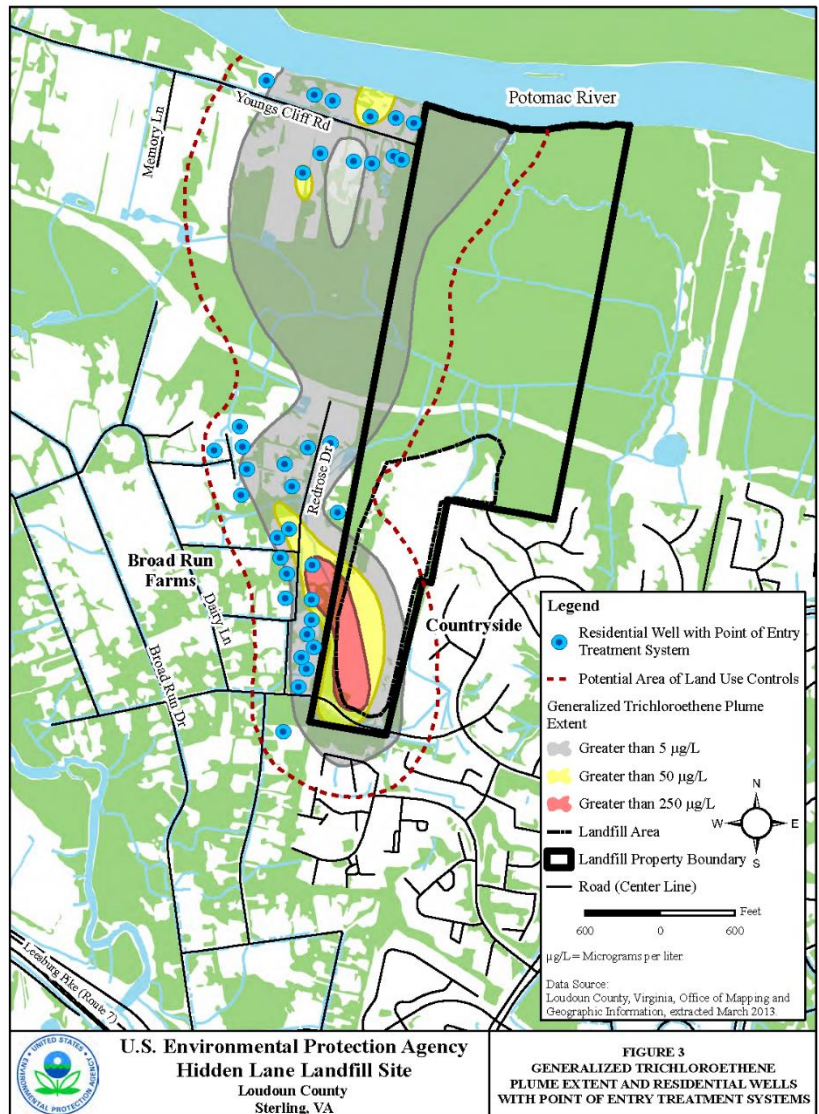
**Alternative 4:** Extension of Public Waterlines and connection of affected or potentially affected properties w/ LUCs.

# Land Use Controls to Mitigate Exposure to Contaminants in Groundwater

- Land use controls alone are not protective because they do not supply a safe source water.
- Superfund Law require remedy be *protective in the long term*
- Enables EPA to manage future “what if” scenarios
  - Will a future resident be protected?



# Continued Maintenance of Point-of-Entry Treatment Systems (POETS) w/ LUCs



- Continued O&M of treatment systems until groundwater is safe for public consumption
  - Continue to monitor treatment systems four time a year
  - Replacement of carbon units as needed
- Conduct residential well sampling to locate additional homes needing treatment
- Land Use Controls such as new homes within affected area must have carbon treatment systems

# Pros and Cons of POETS

## Pros

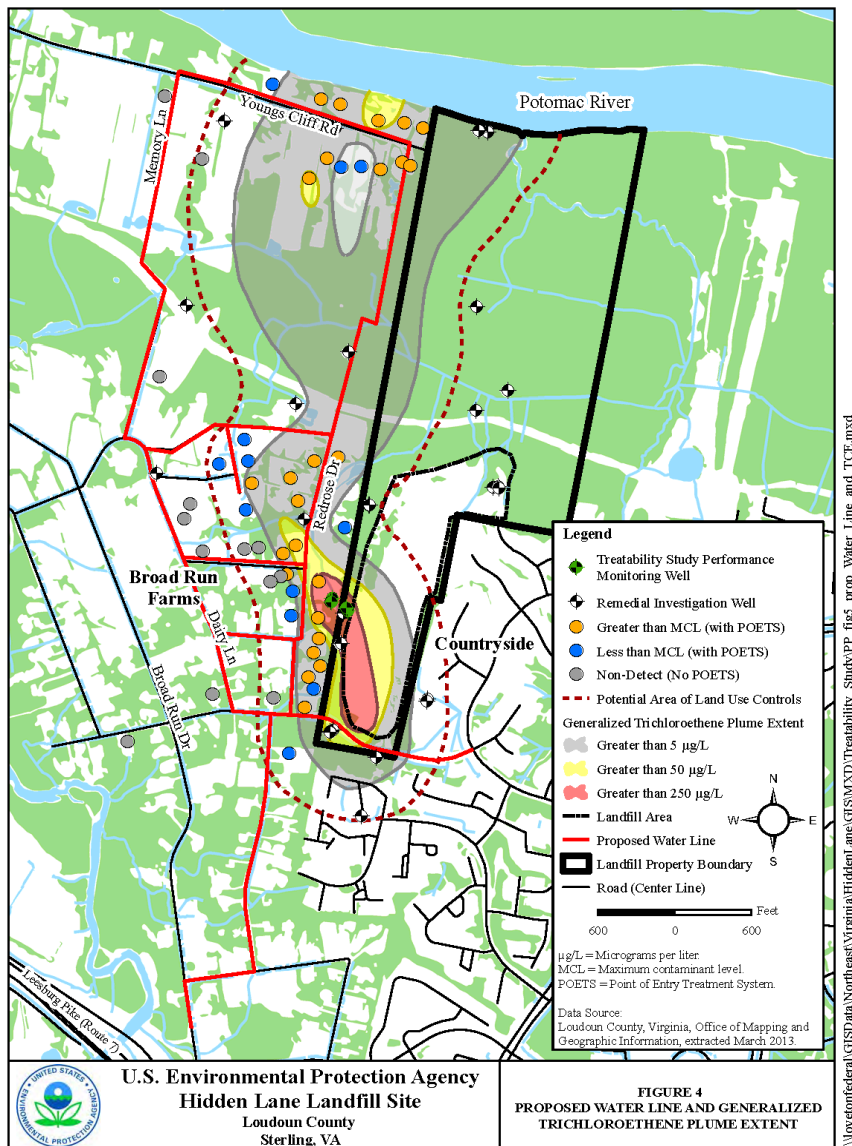
1. POETS currently in place and easily added
2. No water bill

## Cons

1. Require quarterly monitoring, and intrusion into residential homes
2. Less protective than waterline due to inadvertent changes to plumbing
3. No water if electricity goes out
4. Potential cost of pump replacement
5. Potential higher insurance premiums due to lack of fire hydrants

# Preferred Alternative 4-Proposed Remedy Public Waterline with LUCs

- Extend existing waterline into Broad Run Farms to address residences currently or potentially impacted by site related contaminants
- Land Use Controls such as residences within buffer zone must be connected to public water
- Timing
  - Design: 1 year
  - Construction: 6-12 months
  - LUC: last step

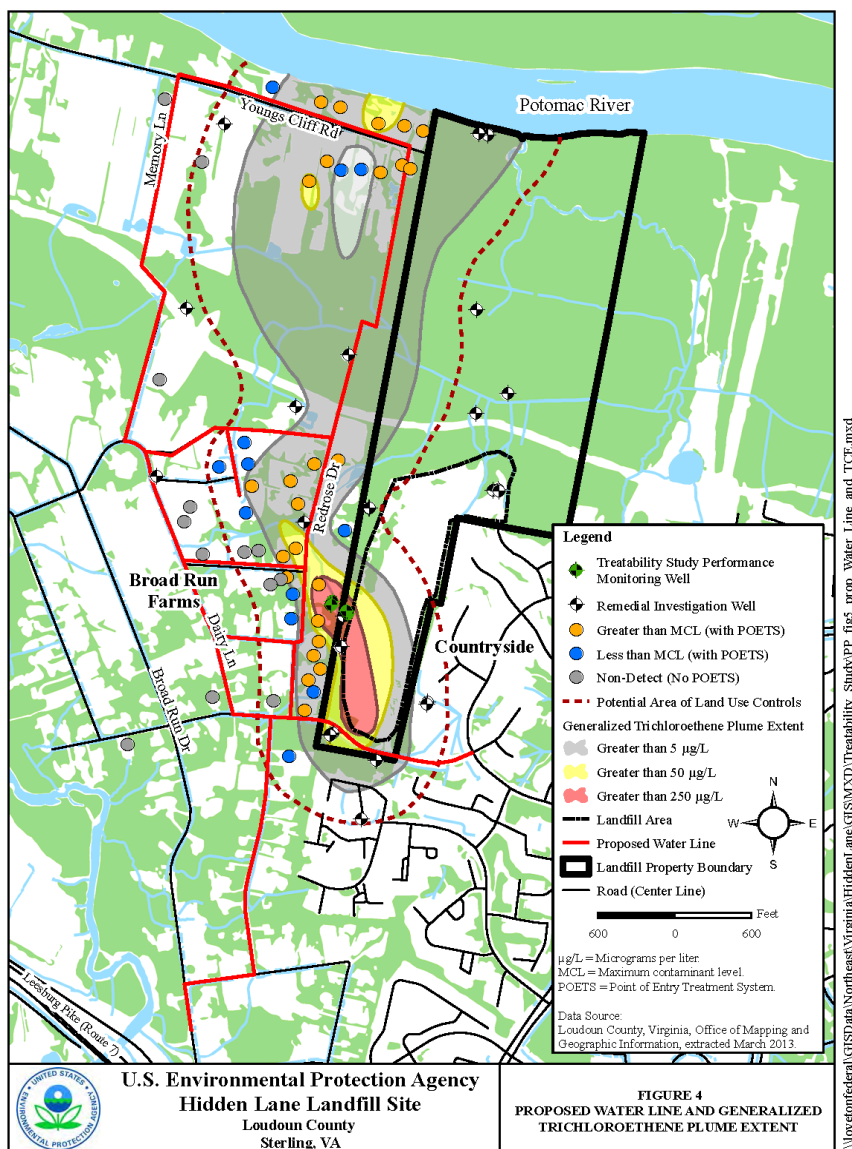


# Additional Details

## Public Waterline with Land Use Controls (cont.)

### Buffer Zone

- Conduct additional residential well sampling to locate additional properties at risk and better define buffer zone
- Residences within buffer zone will be offered free connection, and abandonment of existing well
- Residences may request to keep wells for non-potable use
- Not essential for properties outside buffer zone to connect
  - May request connection, cost to be determined by Loudoun Water



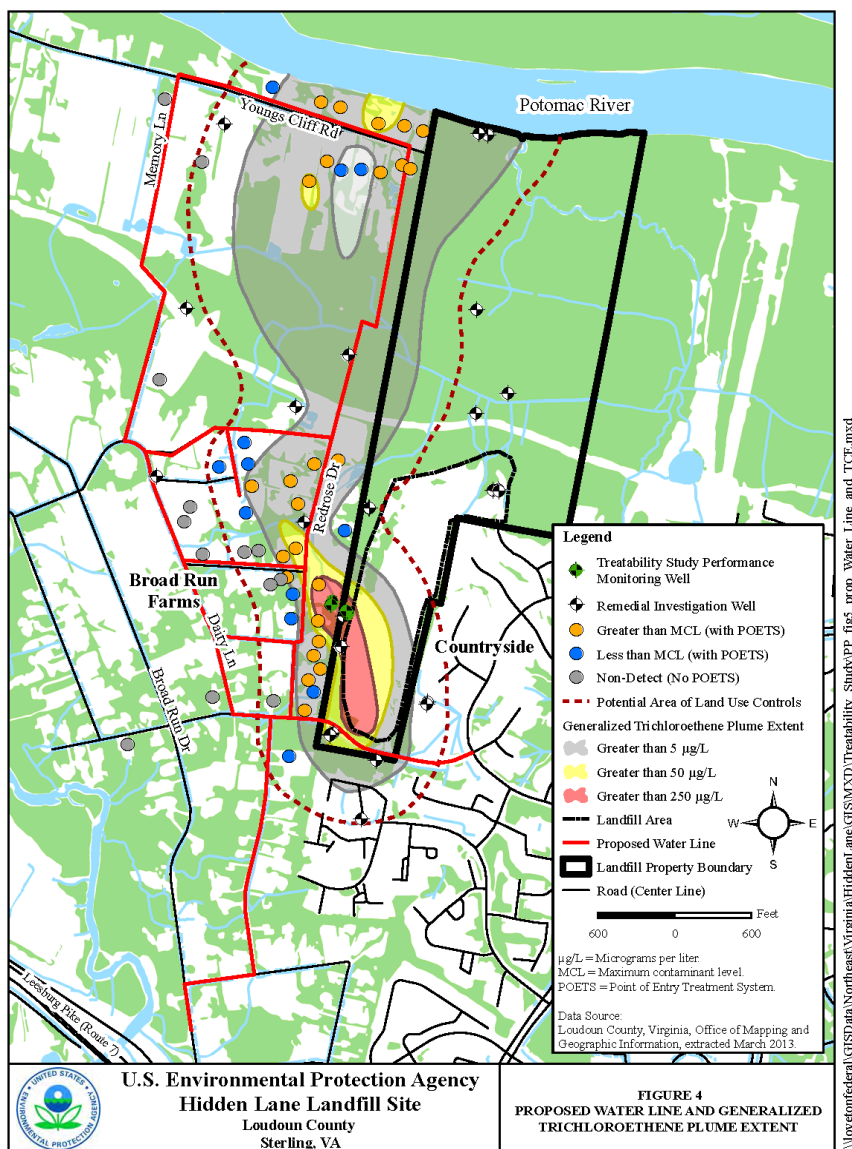


# Additional Details

## Public Waterline with Land Use Controls (cont.)

### Non-Potable Use Wells

- Existing wells may be used to water grass or wash cars
- Drinking well water or using water to fill pools or water vegetables is not generally advised
- EPA will work with residents to better understand risks

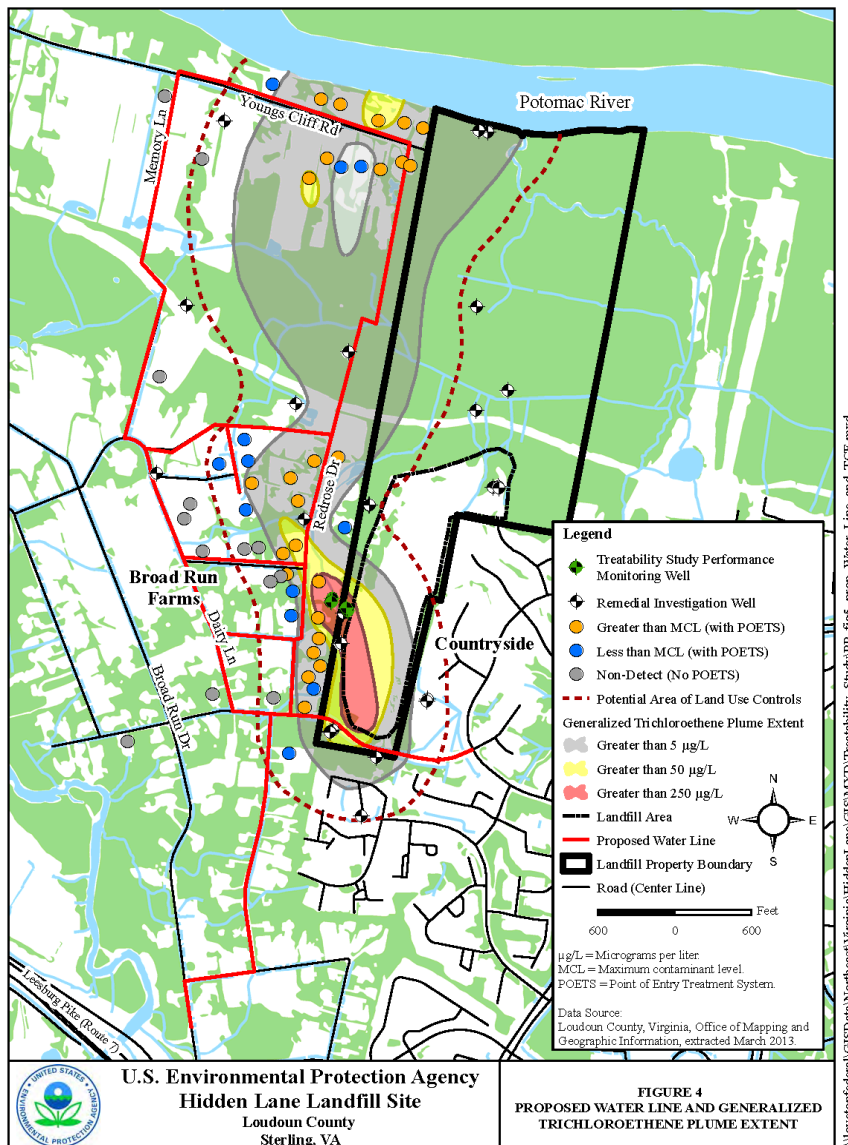


# Additional Details

## Public Waterline with Land Use Controls (cont.)

### Land Use Control Examples

- Local Zoning Ordinance, Deed Notification, or Deed Restriction
- Controls jointly developed by EPA, County and Property Owner
- **Potential Types of Restrictions**
  - Residences within affected area must connect to waterline
  - No wells within affected area may use well water for potable use without treatment



# Pros and Cons of Connecting to Waterline

## Pros

1. Continuous source safe water
2. No more quarterly intrusion into house
3. Potential Lower Electric Bill
4. Potential Lower Insurance Bill
5. No more O&M costs of well
6. Potential Increase in property value

## Cons

1. New Water Bill

# Cost Comparison

<b>Alternative Description</b>	<b>Capital costs</b>	<b>Annual O&amp;M Costs</b>	<b>Projected future costs</b>
Continued Maintenance of POETS	\$99,203	\$333,223	\$10,095,896
Extension of Public Waterline	\$6,743,450	\$0.0	\$6,743,450



# Thank You for Attending

## Contact Information

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**Questions?**